

Outing Park
(LaBoeuf Apartment House)
102-104 Oswego Street
Springfield
Hampden County
Massachusetts

HABS No. MA-1136-H

HABS
MASS,
7-SPRIF,
6H-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY

OUTING PARK
(LaBoeuf Apartment House)

HABS No. MA-1136-H

Location 102-104 Oswego Street, Springfield, Hampden County, Massachusetts (northwest corner of Oswego and Richelieu Streets).
USGS Springfield South, Mass.-Conn. Quadrangle, Universal Transverse Mercator Coordinates: 18.700200.4663080.

Present Owner Paul L. Oldenburg c/o Valley Real Estate
69 Winter Street
Springfield, MA 01105

Present Occupants Residential apartment tenants

Present Use Multi-family apartment block.

Statement of Significance The LaBoeuf Apartment House was built close to the completion of the Outing Park development. Its utilitarian and more stern design, compared to the earlier apartment blocks seen along Saratoga Street, is representative of the later construction style of the development. The building's long facade follows the streetline reinforcing the angular grid layout of Oswego Street that is typical of the area.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1925, building permit (source).
2. Architect: Gagnier and Angers (please refer to narrative OUTING PARK HABS No. MA-1136 for information on Gagnier and Angers).
3. Original and subsequent owners: Description of property; Beginning at the intersection of the northerly line of Oswego Street with the westerly line of Richelieu Street and running thence, NORTHERLY along Richelieu Street fifty (50) feet to the land formerly of Arsene O. Petit now or lately of one Curto thence, WESTERLY along last named land in a line marking an interior angle of 89° 34' with said westerly line of Richelieu Street, about

eighty (80) feet to a stone bound; thence NORTHERLY along last named land, thirty-nine and $75/100$ (39.75) feet to an iron pin; thence WESTERLY in a line making an interior angle of $92^{\circ} 05'$ with the last course, thirteen and $14/100$ (13.14) feet; thence SOUTHERLY in a line making an interior angle of $89^{\circ} 25'$ with the last course, thirty-nine and $92/100$ (39.92) feet thence continuing SOUTHERLY making an interior angle of $173^{\circ} 50'$ with the last course, fifty-seven and $7/100$ (57.07) feet to the northerly line of Oswego Street; thence NORTHEASTERLY along said Oswego Street twelve and $89/100$ (12.89) feet to an angle in said street; thence EASTERLY along said Oswego Street eighty-two and $6/100$ (82.06) feet to place of beginning. References to the Chain of Title to the land upon which the structure stands can be found in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA.

1925 Deed, April 1, 1925 recorded in Book 1276 p. 18.
Gagnier and Angers Corp. to Edward and Ella M. LaBoeuf.

1936 Foreclosure Deed, November 21, 1936 recorded in Book 1628 p. 538.
Ella M. LaBoeuf to City Savings Bank of Pittsfield.

1936 Deed, November 24, 1936 recorded in Book 1630 p. 447.
City Savings Bank of Pittsfield to H. E. Angers and Bros. Inc.

1968 Deed, October 25, 1968 recorded in Book 3376 p. 427.
H. E. Angers and Bros. Inc. to Labonte Realty Trust.

1968-1980 The property changed hands frequently without physical change to the structure.

Book 3442 p. 280, July 25, 1969.
Book 3501 p. 111, April 14, 1970.
Book 3734 p. 64, September 26, 1972.
Book 3787 p. 471, 1973.
Book 3791 p. 147, 1973.
Book 4738 p. 375, 1979
Book 5026 p. 357, 1980.

4. Builder: Gagnier and Angers Corporation
(please refer to narrative OUTING PARK HABS No. MA-1136) for information on the Gagnier and Angers Corporation.
5. Original Plans and construction: The LaBoeuf Apartment House was built as a four-story sixteen-unit apartment block for \$45,000. The building took seven months to complete (building permit-source). No original plans exist. The building appears today as it did when it was completed in September 1925.
6. Alterations: None.

B. Historical Context

The LaBoeuf Apartment Block was built towards the end of the construction of the "Outing Park" development. The block is located along the south-east border of the Hollywood District, as the area was later called. The building follows the Oswego Street line reinforcing the angular grid street layout while serving to anchor the southeast corner of the district. Early directories list tenants as those of Springfield's working class. The LaBoeuf Apartment House was one of a total of forty-four blocks constructed in the "Outing Park" development by Gagnier and Angers. LaBoeuf is the name of the first owner (deed-source).

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: The LaBoeuf Apartment House is a typical example of an early twentieth century urban apartment block that displays the more simple design of apartment construction seen during the late 1920's and 1930's.
2. Condition of fabric: Good.

B. Description of Exterior

1. Over-all dimensions: The general shape of this four-story building is rectangular. The front (south) facade that faces on to Oswego Street is seven bays wide (photos #1 and #2).

2. Foundation: Two feet thick, brick.
3. Walls: Walls consist of wire-cut reddish-brown brick with concrete used for window and door trim. A concrete water table defines the basement and first floor level. A brick soldier course highlighted with concrete arch stops defines the window openings (photos #1 and #2).
4. Structural System: Brick bearing walls with wood framing.
5. Porches: Four-story wood porch located along the north facade is in fair to good condition. (See enclosed floorplan.)
6. Chimney: One simple brick chimney located in the center of the roof.
7. Openings:
 - a. Doorways and doors: Two doorways are located along the front (south) facade. Each opening is about five feet wide. The main entrance door is missing, however, the wood frame is present with a wood framed transom. Brick piers capped in concrete and located on both sides of the entryway mark the main entrances to the building.
 - b. Windows: Windows are wood six over one or four over one double hung. The front (south) facade window fenestration appear in groups of three windows - a six over one window flanked by a four over one window.
8. Roof:
 - a. Shape and covering: Flat covered with tar and gravel.
 - b. Cornice: A tin cornice with dentils and paneled frieze caps the block.

C. Description of Interior

1. Floor Plans:
 - a. Basement: The basement is full height with a cement floor. The space is used for storage and for boilers.

- b. First, Second, Third and Fourth Floors:
Each floor layout is the same and can be seen on the enclosed typical floor layout plan. Each floor contains four apartment units, one unit has four rooms, two units have three rooms and one unit has two rooms. Two staircases, one serving the west wing and one serving the east wing, are used for the apartments. A party wall two feet thick separates the west and east wing.
 2. Stairways: Two centrally located stairways serve the east and west wings. The stairways have wood treads, covered with linoleum, simple molded handrails, newel posts and balusters running the entire length.
 3. Flooring: Hardwood narrow strip oak floors (photo #3) some floors covered with linoleum.
 4. Wall and ceiling finish: Walls and ceilings are covered with plaster and lath in good condition.
 5. Openings:
 - a. Doorways and doors: Doorways have a simple molded wood trim, some painted. Doors are plain wood paneled, some painted (photo #3).
 - b. Windows: Window trim is simple and in good condition (photo #3).
 6. Mechanical equipment:
 - a. Heating: Heating was originally by steam. Cast iron radiators still exist in most rooms (photo #3).
 - b. Lighting: Central ceiling light fixtures are contemporary, but located in the original position.
 - c. Plumbing: Some units have the original cast iron tubs (photo #3).
- D. Site
1. General setting and orientation: The LaBoeuf Apartment House is sited at the corner of Oswego and Richelieu Street, four feet from and

even with the street line. The structure faces south on an east-west axis. The surrounding topography is flat to the west and flat to the immediate east that begins to rise to a bluff 120 feet away. The structure is adjacent to similar multi-family apartment buildings on all but the northeast side where the building is sited next to a single-family home.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings: "Plan of Outing Park" owned by Gagnier and Angers drawn by Steele Bros., C. E. February 1913, File #346 (photo #1 in Outing Park narrative) located in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA. Architectural floor plan drawn 1982 by Carl J. Warfield, AIA, 125 Dwight Street, Springfield, MA 01103.

B. Bibliography

1. Primary and unpublished sources:

Deed Books - Hampden County Registry of Deeds,
Springfield, MA.

Wills - Probate, Hampden County Court House,
Springfield, MA.

Vertical File Collection - Genealogy/Local
Springfield City Directories 1917-1920 History Department
Springfield City
Springfield Atlases 1899, Library, Springfield,
1910, 1920 field, MA.

Building Permit - Springfield Building
Department, City Hall,
Springfield, MA.

2. Secondary and published sources:

Lonegran, Edmond P., South End Survey Project.
Springfield Preservation Trust, Springfield,
Massachusetts July 1983.

Massachusetts Historical Commission MHC Recon-
naissance Survey Report. Boston, Massachusetts
March 1982.

Springfield Planning Department Massachusetts
South End Plan September 1979.

Springfield Planning Department The City Profile.
Springfield, Massachusetts August 1983.

Springfield Planning Department South End Urban
Renewal Plan January 1982.

Springfield Preservation Trust Overview.

Weber, Margo, Little Hollywood Historical
District Preliminary Documentation 1983.

Massachusetts Historical Commission Form B -
Buildings.

PART IV. PROJECT INFORMATION

Please refer to narrative OUTING PARK HABS No. MA-1136 in
section on PROJECT INFORMATION. PART V

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TYPICAL FLOOR PLAN